

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12477, of the D.C. Society for Crippled Children, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.411 to establish an accessory parking lot in the R-4 District at the premises 1319 and 1321 Girard Street, N.W., (Square 2855, Lots 76 and 77).

HEARING DATE: September 21, 1977

DECISION DATE: September 21, 1977 (Bench Decision)

DISPOSITION: Application GRANTED CONDITIONALLY by a Vote of 5-0 (Charles R. Norris, John G. Parsons William F. McIntosh, Leonard L. McCants and Chloethiel Woodard Smith to GRANT).

Final Date of Order: October 12, 1977

AMENDED ORDER

Upon consideration of the applicant's request, dated March 17, 1977, for MODIFICATION of Condition "b" of this Board's Order No. 12474, dated October 12, 1977 (copy attached), The Board hereby ORDERS that Condition "b" is Amended to add the following:

- b. In lieu of the masonry walls as shown on the plans, the applicant may erect a stockade fence between the parking area and the adjacent property located at 1323 Girard Street and a stockade fence, not a chain link fence, along the alley side of the property.

VOTE: 5-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodard Smith and Leonard L. McCants to GRANT).

Decision Date: 5 APR 1978

ATTESTED BY: Steven E. Sher  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 27 APR 1978

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**



Application No. 12477, of the D.C. Society for Crippled Children, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.411 to establish an accessory parking lot in the R-4 District at the premises 1319 and 1321 Girard Street, N.W., (Square 2855, Lots 76 and 77).

HEARING DATE: September 21, 1977

DECISION DATE: September 21, 1977( Bench Decision)

FINDINGS OF FACT:

1. The subject property, 1319 and 1321 Girard Street, N.W., is located on the north side of Girard Street, west of 13th Street.
2. The property is presently occupied by two row residential structures which were both damaged by fire in April, 1977 and are presently unoccupied.
3. The property is owned by the District of Columbia Society for Crippled Children, Inc., a D.C. non-profit corporation (hereafter referred to as the "Society").
4. The Society operated a school for approximately 85 handicapped preschool children from the District of Columbia ranging from the ages of three weeks to five years. The school is located at 2800 - 13th Street, on the northwest corner of 13th and Girard Streets.
5. The property is located next door to an existing parking lot owned by the Society and presently used for parking and loading and unloading of the students. The existing parking lot is adjacent to the school.
6. The buildings on the subject property will be razed by the applicant and the area will be maintained with a paving of material forming an all-weather impervious surface containing 22 parking spaces as shown on Exhibits 21 and 22, copies of which are attached hereto and made a part hereof. As shown on Exhibit 21, the Society will construct a six foot high masonry wall along the Girard Street side of the subject property and place a privet hedge in front of said three foot six inch wall.

7. The additional parking will serve employees and visitors to the Society's school and will be situated on the property as shown on the attached Exhibit 21. It will also provide a much needed area for loading and unloading the children attending the school. The parking spaces serve existing needs and demands, and will not result in increased traffic in the area.

8. The Municipal Planning Office by report dated September 14, 1977, and by testimony presented at the hearing, recommended approval of the application, provided that a fence be erected between the lot and the adjacent property on Girard Street, and that no additional curb cut be made on Girard Street.

9. The D.C. Department of Transportation, by report dated October 5, 1977, stated that no adverse impacts have been identified from this application.

10. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

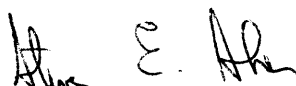
Based on the above findings of fact, and the evidence of record, the Board concluded that the addition of the parking spaces are located in their entirety within the 200 feet of the area to which they are accessory and are so located that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The Board is of the opinion that the present character and future development of the neighborhood will not be adversely affected. It is therefore ORDERED that this application is hereby GRANTED, subject to the following CONDITIONS:

- a. Approval shall be for a period of five years, which may be renewed at the discretion of the Board upon the filing of a proper application.
- b. The lot shall be established pursuant to the plans submitted to and approved by the Board, marked as Exhibits 21 and 22, attached hereto and made a part hereof.

- c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 5-0 (Charles R. Norris, John G. Parsons, Leonard L. McCants, William F. McIntosh and Chloethiel Woodard Smith to GRANT).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

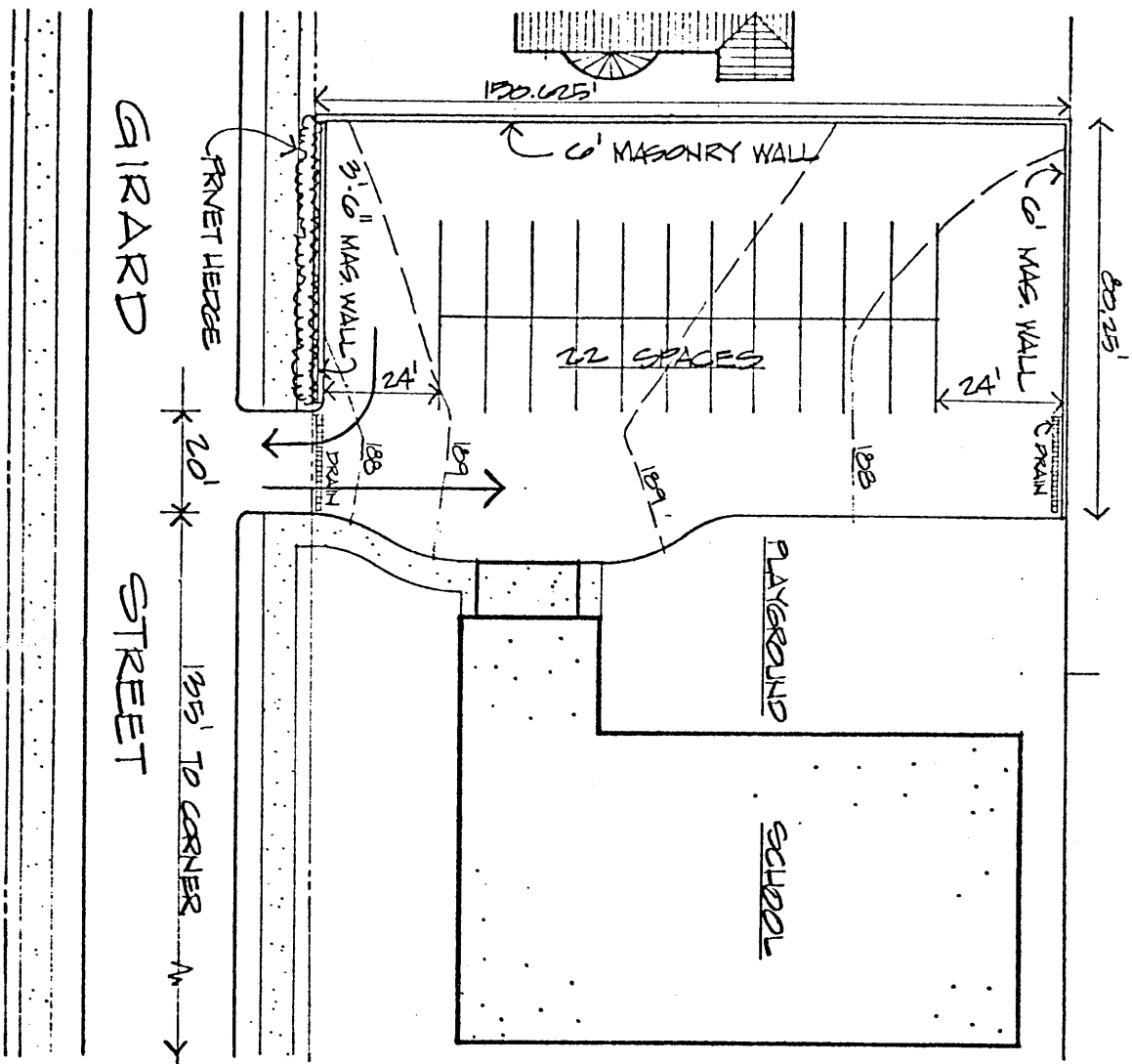
ATTESTED BY:   
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 12 OCT 1977

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THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

D.C. SOCIETY FOR  
CRIPPLED CHILDREN  
1314 & GIRARD STREETS, N.W.



GIRARD

STREET



PARKING - PLAN

1/10/52

B. Z. A.  
EXHIBIT

NO. 21

D.C. SOCIETY FOR  
CRIPPLED CHILDREN  
13TH & GIRARD STREETS NW.



PROFESSIONAL

1/2

NO. 22